



# CITY COUNCIL

CITY AND COUNTY OF HONOLULU  
HONOLULU, HAWAII 96813-3077

## COMMITTEE ON PLANNING

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### Voting Members:

Ikaika Anderson, Chair  
Kymberly Marcos Pine, Vice Chair  
Brandon J.C. Elefante  
Carol Fukunaga  
Ann H. Kobayashi  
Joey Manahan

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## AGENDA

SPECIAL MEETING  
COMMITTEE MEETING ROOM  
TUESDAY, FEBRUARY 20, 2018  
10:00 A.M.

### SPEAKER REGISTRATION

Persons wishing to testify are requested to register by 10:00 a.m. as follows:

- a. On-Line at <http://www.honolulu.gov/ccl-testimony-form.html>;
- b. By faxing to 768-3827 your name, phone number and the agenda item;
- c. By filling out a registration form in person; or
- d. By calling 768-3818.

Persons who have not registered to testify will be given an opportunity to speak on an item following oral testimonies of the registered speakers.

Each speaker is limited to a **one-minute** presentation.

### WRITTEN TESTIMONY

Written testimony may be faxed to 768-3827 or transmitted via the internet at <http://www.honolulu.gov/ccl-testimony-form.html> for distribution at the meeting.

If submitted, written testimonies, including the testifier's address, e-mail address and phone number, may be posted by the City Clerk and available to the public on the City's DocuShare Website.

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Accommodations are available upon request to persons with disabilities, please call 768-3818 or send an email to [gmurayama@honolulu.gov](mailto:gmurayama@honolulu.gov) at least three working days prior to the meeting.

The meeting is viewable by: (1) internet live streaming through [http://olelo.granicus.com/MediaPlayer.php?publish\\_id=92](http://olelo.granicus.com/MediaPlayer.php?publish_id=92); (2) televised live broadcast on Olelo TV Channel 54; or (3) after the meeting, viewable at <http://www.honolulu.citycouncil.tv/>. Copies of older meeting videos may be requested by calling the City Clerk's Office at 768-5822, charges may apply.

**FOR ACTION**

1. **RESOLUTION 17-314 – ALA MOANA NEIGHBORHOOD TRANSIT-ORIENTED DEVELOPMENT PLAN.** Approving the Ala Moana Neighborhood TOD Plan (June 2016). (Committee amended to CD1 and deferred action – 12/5/17, deferred action 1/23/18)

CD1 TO RESOLUTION 17-314 (Submitted by Councilmember Anderson) (Approved by the Committee at its December 5, 2017 meeting) – The CD1 (OCS2018-0043/1/17/2018 1:55 PM) makes the following amendments:

- A. In the BE IT RESOLVED clause of the Resolution, changes the date of the Exhibit A plan from June 2016 to January 2018.

THE PROPOSED CD1 also makes amendments to the Exhibit A plan listed in Council Communication 171 (2017), Council Communication 177 (2017) and Council Communication 179 (2017), and makes verbal amendments adopted by the Planning Committee at its December 5, 2017 meeting, summarized as follows:

- B. Adds language relating to the preservation of existing healthcare services.
- C. Adds language relating to the establishment of school impact districts to fund new or expanded primary and secondary schools necessitated by new development.
- D. Clarifies that some new hotel development is anticipated, and should be limited to the Convention Center subdistrict.
- E. Deletes provisions allowing communal open spaces, private open spaces, balconies, and amenity decks and terraces to qualify as community benefits for purposes of entitlement bonuses.
- F. Provides that the current street centerline setback for the BMX-3 district will be replaced with the height setback that currently applies to properties in the apartment mixed use zoning districts.
- G. Deletes the paragraph on lot coverage minimum, and amends height setback requirements.
- H. Provides that projects seeking entitlement bonuses must limit their parking provision to the current LUO requirements for commercial uses and a maximum of 1.25 spaces per residential unit.

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- I. Provides that liner commercial or residential units should be incorporated into the façade of large parking garages fronting key streets like Kapiolani Boulevard and Keeaumoku Street.
- J. With regard to tall buildings and wind effects, provides that for properties sharing a property line with an adjacent private property, each property should be required to set back its tower at least 50' from this common boundary.
- K. Eliminates the option for developers to pay fees in-lieu of providing the required affordable housing units, requires the affordable housing units to be located within the Ala Moana TOD Special District, and deletes provisions relating to deposit of in-lieu fees into an affordable housing fund.
- L. Amends Figures 3-5, 3-18, 5-2, 5-3, and 5-4 to designate certain parcels in the Keeaumoku Street area as being in the BMX-3B zoning district with a floor area ratio of up to 10 and a 400-foot height limit.
- M. Adds a historical and cultural account of Kalia, which is the original name for the place now known as Ala Moana.
- N. In Chapter 2, Policy 7, refers to Native Hawaiian and other Pacific Islanders (instead of Polynesians).
- O. Makes miscellaneous technical and nonsubstantive amendments.

Related communication:

[CC-48](#) Councilmember Ikaika Anderson, submitting proposed amendments to Resolution 17-314.



IKAIKA ANDERSON, Chair  
Committee on Planning